

URBAN GENERATION LIVING LLC

UGL - 417 LIBBIE AVE CONDOMINIUMS

417 LIBBIE AVE. RICHMOND, VA 23226

OWNER / CLIENT

URBAN GENERATION LIVING LLC
5300 HICKORY PARK DRIVE, SUITE 200
GLEN ALLEN, VA 23059
+1 804 433 1512
CONTACT: STUART CANTOR

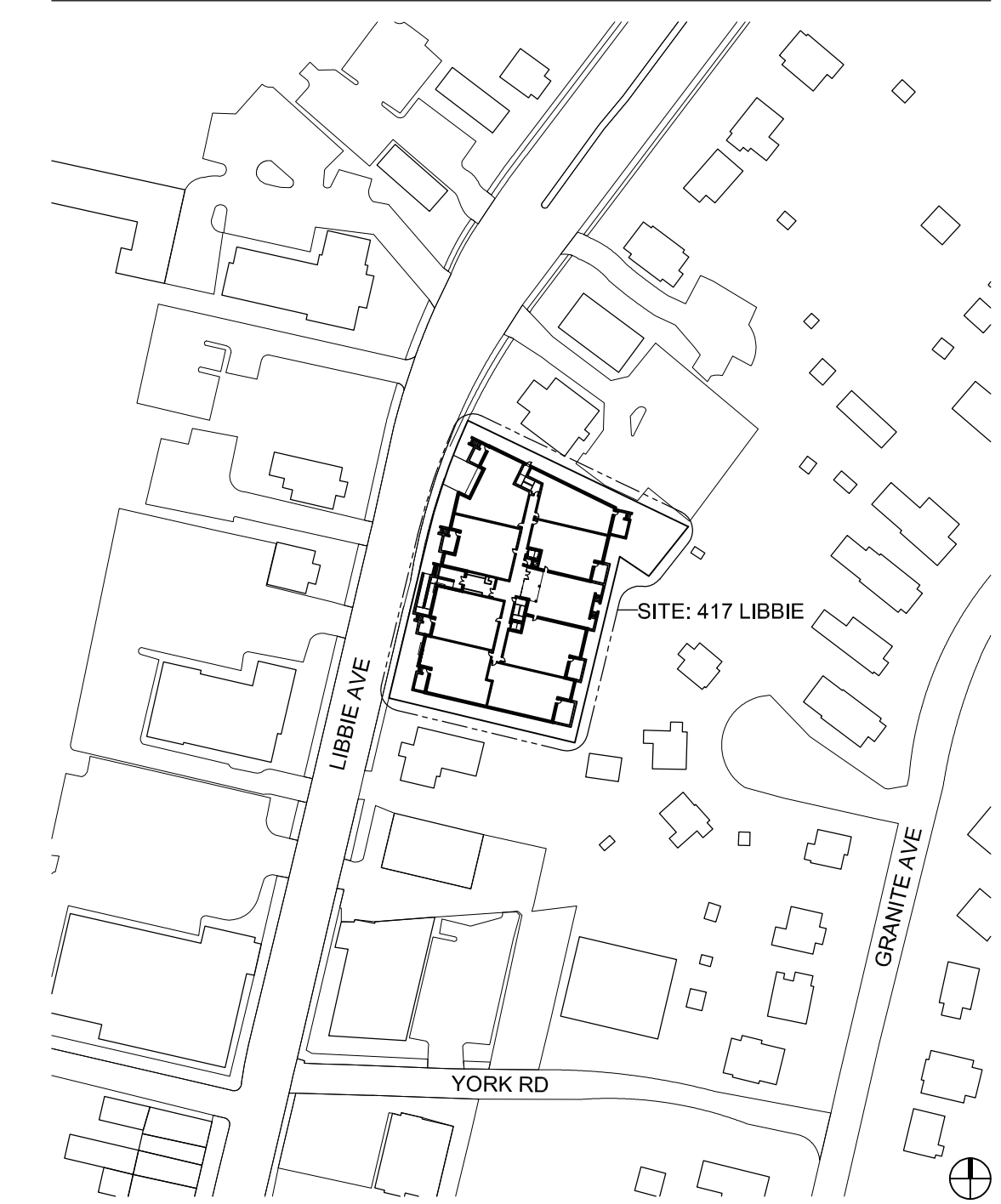
ARCHITECT

BASKERVILL
THREE JAMES CENTER;
RICHMOND, VA 23219
+1 804 343 1010
WWW.BASKERVILL.COM
CONTACT: BRUCE TYLER

CIVIL ENGINEER & LANDSCAPE ARCHITECT

HG DESIGN STUDIO
5701 GROVE AVE
RICHMOND, VA 23226
+1 804 740 7500
WWW.1HG.NET
CONTACT: RANDY BILTZ

VICINITY MAP



OWNER **UGL MANAGEMENT**

PROJECT **2.200515.0
417 LIBBIE AVE
CONDOMINIUMS**

**417 LIBBIE AVE
RICHMOND, VA 23226**

PROJECT SCOPE

REDEVELOPMENT OF THE PROPERTY AT 417 LIBBIE AVENUE TO INCLUDE TWENTY-SIX CONDOMINIUM UNITS: EIGHT UNITS ON THE FIRST FLOOR, EIGHT UNITS ON THE SECOND FLOOR, EIGHT UNITS ON THE THIRD FLOOR, AND TWO UNITS ON THE FOURTH FLOOR. THE TOP FLOOR UNITS WILL BE SET BACK AND CONCEALED IN THE PROPOSED ROOF. ADDITIONALLY, THESE TWO UNITS WILL HAVE ACCESS TO ADJACENT ROOF TERRACE SPACE. CONDOMINIUM COMMUNITY ROOF TERRACE SPACE WILL ALSO BE PROVIDED.

THE LOWEST LEVEL IS A PARTIALLY BELOW GRADE PARKING AREA, WHICH WILL BE ACCESSED FROM LIBBIE AVENUE VIA A RAMP. TWO PARKING SPACES PER UNIT WILL BE PROVIDED, FOR A TOTAL OF FIFTY-TWO PARKING SPACES MIN. IN ADDITION, A TRASH ROOM AND SERVICE SPACES WILL BE PROVIDED AT THIS LEVEL.

TWO ELEVATORS WILL SERVE THE LOWER LEVEL AND FLOORS ABOVE, INCLUDING ROOF TERRACE ACCESS. ONE STREET ENTRANCE IS PROVIDED FOR THE CONDOMINIUM COMMUNITY.

DRAWING INDEX

SHEET NO	SHEET TITLE	REV NO	REV DATE
T1.0	TITLE SHEET	3	01/13/22
C0.00	COVER SHEET	1	11/05/21
C1.00	EXISTING CONDITIONS PLAN	1	11/05/21
C3.00	SITE PLAN	3	01/13/22
C5.00	STORMWATER COMPLIANCE	1	11/05/21
L1.00	LANDSCAPE PLAN	1	11/05/21
L2.00	PLANTING SCHEDULE NOTES & DETAILS	1	11/05/21
A1.0	PARKING LEVEL AND GROUND FLOOR PLANS	3	01/13/22
A1.1	SECOND FLOOR AND THIRD FLOOR PLANS, TYP UNIT PLANS	2	11/24/21
A1.2	WALK UP ATTIC AND ROOF PLANS	2	11/24/21
A2.0	EXTERIOR ELEVATIONS AND PERSPECTIVE VIEWS	1	11/05/21



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ISSUE **08/13/21
APPLICATION FOR
SPECIAL USE PERMIT**

- 1 11/05/21 SUP COMMENTS
- 2 11/24/21 PLANNING COMMENTS
- 3 01/13/22 TRAFFIC COMMENTS

DRAWING TITLE **TITLE SHEET**

DRAWING NO. **T1.0**



5B PERSPECTIVE VIEW
NOT TO SCALE



5A PERSPECTIVE VIEW
NOT TO SCALE



2A PERSPECTIVE VIEW
NOT TO SCALE

J:\Urban Generation Living\2.200515.0 - UGL - 417 Libbie Ave Condominiums\3 Design\06 CADD\Arch\2005150_A1.0.dwg 1/13/2022 3:10 PM Sheena Mayfield

DPU Utility Notes:

- THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE CITY DEPARTMENT PRIOR TO MAKING ANY UTILITY ADJUSTMENTS OR PERFORMING OTHER WORK WITHIN THE RIGHT-OF-WAY.
- THE SEQUENCE OF UTILITY CONSTRUCTION SHALL BE DEVELOPED IN SUCH A MANNER THAT WATER AND SANITARY SEWER SERVICE IS MAINTAINED AT ALL TIMES DURING CONSTRUCTION, EXCEPT DURING TIE-INS AND CONNECTIONS. WHEN SERVICE IS INTERRUPTED, THE CONTRACTOR SHALL PROVIDE THE CITY WITH 72 HOURS NOTICE PRIOR TO THE INTERRUPTION. THE AFFECTED PROPERTY OWNER SHALL BE NOTIFIED 48 HOURS PRIOR TO SERVICE INTERRUPTIONS. CONTRACTOR SHALL PROVIDE THE CITY WITH A DETAILED PLAN AND SCHEDULE FIVE (5) WORKING DAYS IN ADVANCE TO PERFORM WORK THAT REQUIRES INTERRUPTION TO CUSTOMER UTILITY SERVICE. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM.
- UNLESS OTHERWISE NOTED, ALL GAS AND WATER UTILITY MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR GAS AND WATER SYSTEM CONSTRUCTION AND MAINTENANCE DPU NO 1-92, LATEST EDITION, THE CITY OF RICHMOND'S SEWER SPECIFICATION, THE LATEST EDITIONS OF THE VIRGINIA DEPARTMENT OF HEALTH WATERWORKS REGULATIONS, PROPOSED SEWAGE COLLECTION AND TREATMENT REGULATIONS, AND THE INTERNATIONAL PLUMBING CODE.
- LOCATIONS OF EXISTING UTILITIES ACROSS OR ALONG THE LINE OF THE PROPOSED WORK ARE SHOWN ONLY IN AN APPROXIMATE LOCATION ON THE PLANS. CONTRACTOR SHALL LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. CONTRACTOR SHALL CALL "MISS UTILITY" AT 1-800-522-7001 PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR ANY DAMAGED UNDERGROUND LINES OR STRUCTURES.
- GATE VALVES SHALL BE U.S. PIPE, METROSEAL 250, OPEN RIGHT (CLOCKWISE), WITH MECHANICAL JOINT END FITTINGS, NON-RISING STEM.
- FIRE HYDRANTS SHALL BE U.S. PIPE, METROPOLITAN 250, OPEN RIGHT (CLOCKWISE), WITH A 4 1/2" VALVE OPENING.
- ALL FIRE HYDRANT AND VALVE BOXES DESIGNATED TO BE REMOVED SHALL BE SALVAGED AND DELIVERED TO THE DEPARTMENT OF UTILITIES AT 400 JEFFERSON DAVIS HIGHWAY.
- ALL GAS AND WATER SERVICES AND SEWER CONNECTION SHALL BE RENEWED AS DIRECTED BY THE CITY OF RICHMOND, DEPARTMENT OF PUBLIC UTILITIES ENGINEER.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS.
- DATUM FOR ALL ELEVATIONS SHOWN IS CITY SEWER.
- MINIMUM DEPTH OF COVER FOR GAS AND WATER MAINS IS 42 INCHES.
- WATER MAINS SHALL BE DUCTILE IRON, DOUBLE COAT CEMENT LINED AS MANUFACTURED BY U.S. PIPE, OR EQUAL. PIPE CLASS SHALL BE AS FOLLOWS

DIA: (IN.)	SPECIAL CLASS
3	51
4	53
6	54
8	54
10	52
12 & LARGER	51

- THE CITY WILL INSPECT ALL GAS, WATER AND SANITARY SEWER MAINS, CONNECTIONS AND APPURTENANCES TO INSURE THAT THE MATERIALS AND CONSTRUCTION METHODS ARE IN ACCORDANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND STANDARDS. ALL OTHER LINES AND CONNECTIONS WILL BE INSPECTED AND APPROVED BY THE DEPARTMENT OF BUILDING INSPECTORS.
- THE CONTRACTOR SHALL REQUEST VALVE OPERATION BY THE OWNER'S FORCES NO LESS THAN 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL NOT OPERATE ANY EXISTING VALVES UNLESS DIRECTED BY THE OWNER.
- THE CITY DOES NOT GUARANTEE A 100 PERCENT SHUTDOWN OF ITS EXISTING WATER MAINS. THE CONTRACTOR SHALL PROVIDE ALL PLUGS AND DEWATERING EQUIPMENT NECESARRY TO PERFORM THE WORK.
- MECHANICAL JOINT LONG SOLID SLEEVES SHALL BE USED FOR ALL CONNECTIONS TO EXISTING WATER MAINS.
- COUPLINGS FOR CONNECTIONS TO EXISTING SANITARY SEWER LATERALS SHALL BE FERNCO OR EQUAL.
- BASED ON CITY RECORDS, EXISTING SANITARY SEWER LATERALS ARE ASSUMED TO BE 6-INCH WITHIN THE RIGHT-OF-WAY AND 4 INCH ON PRIVATE PROPERTY.

Abbreviations:

&	AND	E	EAST	OA	OVERALL
@	AT	ELEC	ELECTRICAL	OPP	OPPOSITE
^	CENTERLINE	EL.	ELEVATION	PTD	PAINTED
~	DIAMETER OR ROUND	EQ.	EQUAL	PWD	PLYWOOD
#	NUMBER	EX.	EXISTING	PVC	POLYVINYL CHLORIDE
v	PROPERTY LINE	EXP.	EXPANSION	PSF	POUNDS PER SQUARE FOOT
		E.J.	EXPANSION JOINT	PSI	POUNDS PER SQUARE INCH
ABV.	ABOVE	FT	FEET OR FOOT	P.I.P.C.	POURED IN PLACE CONCRETE
ALUM.	ALUMINUM	FF	FINISH FLOOR	P.C.C.	PRECAST CONCRETE
APPROX.	APPROXIMATE	FIN	FINISH (ED)	PT	PRESSURE TREATED
ASPH.	ASPHALT	FTG	FOOTING	PVMT.	PAVEMENT
BD.	BOARD	F.O.C.	FACE OF CURB	RAD	RADIUS
BEL.	BELOW	GA	GAUGE	RCP	REINFORCED CONCRETE PIPE
BITUM.	BITUMINOUS	GALV.	GALVANIZED	REF	REFERENCE
BLDG.	BUILDING	GC	GENERAL CONTRACTOR	REINF	REINFORC (ED) (ING)
B.O.C.	BACK OF CURB	HT	HEIGHT	RND.	ROUND
BRK.	BRICK	HP	HIGH POINT	SCH.	SCHEDULE
BS	BOTTOM OF STEP	HORIZ	HORIZONTAL	SECT.	SECTION
B/T	BETWEEN	HB	HOSE BIB	SIM	SIMILAR
BW	BOTTOM OF WALL	INCL.	INCLUDE (D) (ING)	SD	STORM DRAIN
C.B.	CATCH BASIN	I.D.	INSIDE DIAMETER	S	SOUTH
C.E.J.	CAULKED EXPANSION JOINT	INV	INVERT	SFCMU	SPLIT FACE CONC. MASONRY UNIT
CF	CUBIC FEET	JT	JOINT	SPEC.	SPECIFICATION (S)
C.I.P.C.	CAST IN PLACE CONCRETE	LF	LINEAR FOOT	SQ.	SQUARE
C.I.	CAST IRON	LP	LOW POINT	S.S.	STAINLESS STEEL
CO	CLEAN OUT	MH	MANHOLE	STD.	STANDARD
COL.	COLUMN	MFR.	MANUFACTURE (R)	ST	STEEL
CONTR.	CONTRACTOR	MAS	MASONRY	THK	THICK
C.J.	CONTROL JOINT	MTL	METAL	T&G	TONGUE AND GROOVE
CLR.	CLEAR	MAX	MAXIMUM	T.O.C.	TOP OF CURB
CONC.	CONCRETE	MED	MEDIUM	TS	TOP OF STEP
CMU	CONC. MASONRY UNIT	MTL	METAL	T.O.W.	TOP OF WALL
CONSTR.	CONSTRUCTION	MIN	MINIMUM	TYP.	TYPICAL
CONT.	CONTINUOUS	MISC	MISCELLANEOUS	U.O.N.	UNLESS OTHERWISE NOTED
CTR.	CENTER	NO.	NUMBER	V.I.F.	VERTICAL IN FIELD
CY	CUBIC YARD	NOM	NOMINAL	VERT.	VERTICAL
DET	DETAIL	N	NORTH	W/	WITH
DIA	DIAMETER	N.I.C.	NOT IN CONTRACT	W/O	WITHOUT
DIM	DIMENSION	N.T.S.	NOT TO SCALE	WD.	WOOD
DWG	DRAWING	O/C	ON CENTER	WWF	WELDED WIRE FABRIC
EA.	EACH	O.D.	OUTSIDE DIAMETER		

417 Libbie Ave



VICINITY MAP

NORTH ▲
1" = 100'

Drawing Index:

SHEET NO.	SHEET TITLE
C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS PLAN
C3.00	SITE PLAN
C5.00	STORWATER COMPLIANCE
L1.00	LANDSCAPE PLAN
L2.00	PLANTING SCHEDULE NOTES & DETAILS

General Notes:

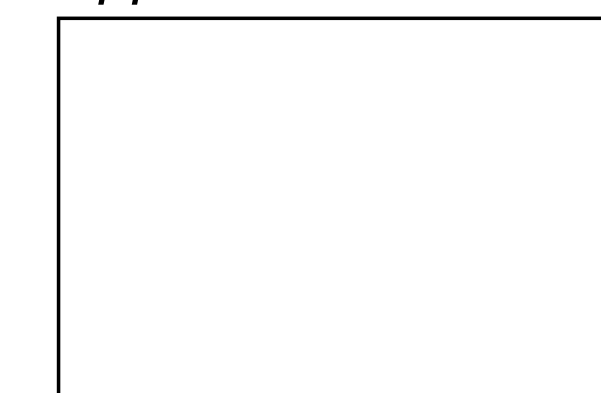
- CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 811 AND HAVE ALL UNDERGROUND UTILITIES MARKED PRIOR TO ANY LAND DISTURBANCE OPERATIONS. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL PRIVATE UNDERGROUND UTILITIES MARKED PRIOR TO ANY DEMOLITION OR LAND DISTURBANCE OPERATIONS.
- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND REPORT ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- LAYOUT - CONTRACTOR SHALL VERIFY ALL LAYOUT DATA PROVIDED. CONTRACTOR SHALL NOTIFY HG OF ANY DISCREPANCIES. NOTIFY HG AT THE COMPLETION OF FIELD STAKING FOR REVIEW AND COORDINATION.
- ALL DIMENSIONING IS AT 90 DEGREES UNLESS OTHERWISE NOTED.

Symbol Legend:

SECTION, ELEVATION OR COVER SHEET DETAIL NUMBER	
SHEET NO. WHERE SECTION, ELEVATION OR DETAIL IS DRAWN	
ELEVATION	
SECTION	
REVISION CLOUD	
ENLARGED PLAN OR PLAN DETAIL	
DETAIL TITLE	

SECTION/PLAN/ELEVATION
DETAIL NAME
SCALE: ?

Approval:



Site Data:

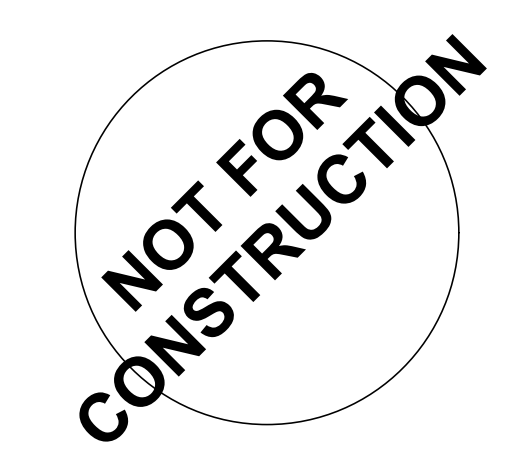
- OWNER / DEVELOPER:**
URBAN GENERATIONAL LIVING
C/O STUART CANTOR
- ENGINEER:**
HG DESIGN STUDIO
C/O CHARLEY SESSOMS, PE
5701 GROVE AVE, RICHMOND, VA 23226
(804) 740-7500
- ARCHITECT:**
BASKERVILL
C/O BRUCE TYLER, AIA, LEED AP
THREE JAMES CENTER
1051 CARY ST EAST, SUITE 200
RICHMOND, VA 23219
(804) 539-8937
- PARCEL ID(S):**
VW200113008
- ADDRESSES:**
417 LIBBIE AVE, RICHMOND VA, 23226
- ACREAGE:**
TOTAL PARCEL ACREAGE: 0.75
TOTAL DISTURBED AREA: 0.77
- ZONING:**
RO-1 (RESIDENTIAL OFFICE)
PURSUING SPECIAL USE PERMIT
- USE:**
EXISTING: MEDICAL OFFICE BUILDING, SURFACE PARKING
PROPOSED: APARTMENT BUILDING W/ BELOW-GRADE
PARKING GARAGE
- UTILITIES:**
PUBLIC
- SURVEY:**
CRISTOPHER CONSULTANTS
9301 INNOVATION DR, SUITE 150
MANASSAS, VA 20110

TOPOGRAPHIC SURVEY PERFORMED BETWEEN THE DATES
OF APRIL 19 AND APRIL 23, 2021 UNDER THE DIRECT AND
RESPONSIBLE CHARGE OF BRIAN M LONG FROM AN ACTUAL
GROUND SURVEY UNDER HIS SUPERVISION.
- BUILDING INFORMATION:**
OF UNITS: 8
STORIES: 3 PLUS BELOW GRADE PARKING AND ROOF
TERRACE
PARKING PROVIDED: 53 STALLS



PROJECT
2.200515.0
417 LIBBIE AVE
CONDOMINIUMS

417 LIBBIE AVE
RICHMOND, VA 23226



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1 11/05/21 SUP COMMENTS

DRAWING TITLE
COVER SHEET

DRAWING NO.
C0.00

GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE CITY OF RICHMOND, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS PARCEL W020013008.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF LIBBIE ASSOCIATES LLC, RECORDED IN INSTRUMENT 140005357, AMONG THE LAND RECORDS OF THE CITY OF RICHMOND, VIRGINIA.
3. A.) HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - SOUTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
B.) THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) GEIOD-12B (GEIOD-19) AS ESTABLISHED FROM A CURRENT GPS SURVEY.
4. NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, SERVITUDES AND OTHER MATTERS OF TITLE MAY NOT BE SHOWN HEREON.
5. THE PHYSICAL IMPROVEMENTS AND TOPOGRAPHY SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY THIS FIRM ON BETWEEN THE DATES OF APRIL 19 AND APRIL 23, 2021.
6. NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF CHRISTOPHER CONSULTANTS, LTD SERVICES FOR THE PROJECT AS SHOWN HEREON.
7. UNDERGROUND UTILITIES SHOWN WERE DESIGNATED AND LOCATED BY UPI.
8. DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
9. CURRENT ZONING PER RICHMOND GIS: R0-1



christopher consultants
 9301 innovation dr p 703.393.9887
 suite 150
 manassas, va 20110
 engineering • surveying • land planning



Baskervill
HG
 design studio
 OWNER
UGL MANAGEMENT

PROJECT
2.200515.0
417 LIBBIE AVE
CONDOMINIUMS

417 LIBBIE AVE
RICHMOND, VA 23226

NOT FOR CONSTRUCTION

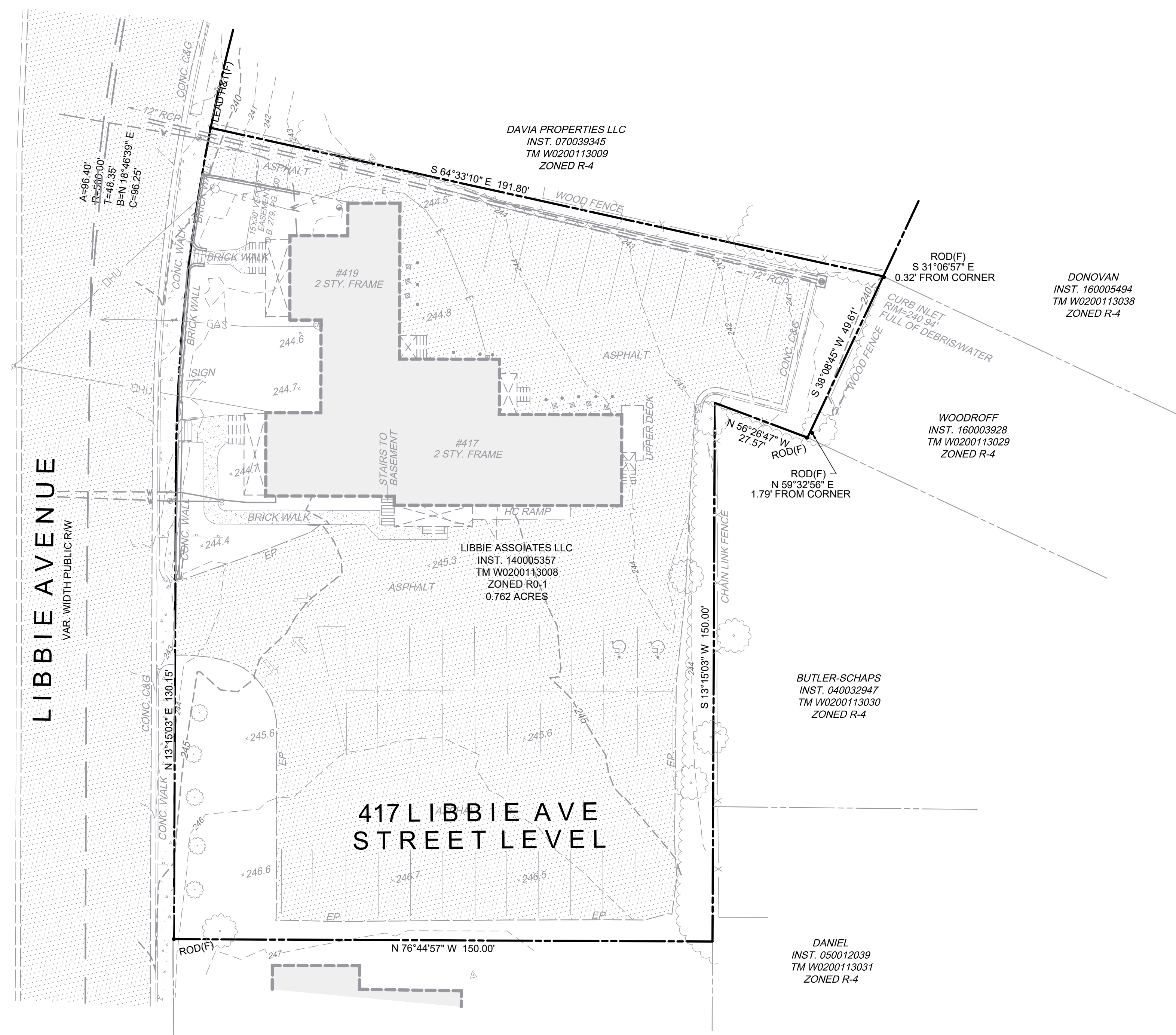
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1 11/05/21 SUP COMMENTS

DRAWING TITLE
EXISTING CONDITIONS PLAN

DRAWING NO.
C1.00



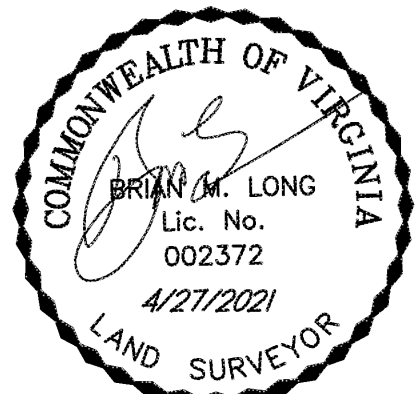
LEGEND

- GAS METER
- GAS VALVE
- CLEAN OUT
- WATER METER
- WATER VALVE
- AC UNIT
- SIGN
- BOLLARD
- UTILITY POLE
- ELEC. PANELS
- STORM MH
- UNDERGROUND ELECTRIC
- UNDERGROUND WATER
- UNDERGROUND GAS
- OVERHEAD UTILITIES
- FENCE (AS NOTED)
- PROPERTY LINE

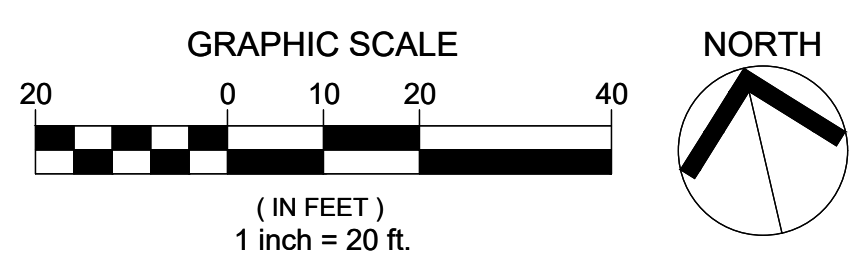
DATUMS:
 VERT: NAVD 88
 HORZ: VCS-NAD 83

SURVEYOR'S CERTIFICATION

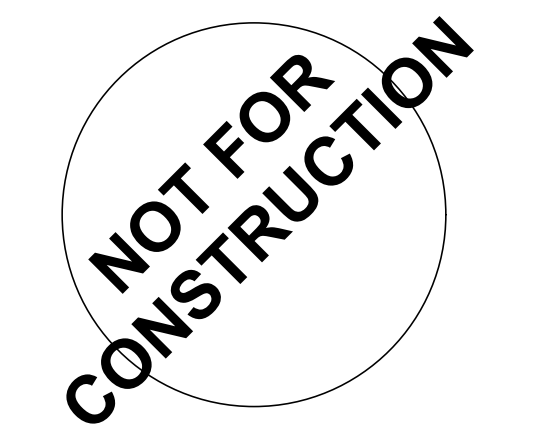
THIS TOPOGRAPHIC SURVEY 417 LIBBIE AVENUE WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF BRIAN M LONG FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION BETWEEN THE DATES OF APRIL 19 AND APRIL 23, 2021 AND THAT THIS PLAN MEETS MINIMUM ACCURACY STANDARDS OF THE COMMONWEALTH OF VIRGINIA UNLESS OTHERWISE NOTED.



Brian M. Long
 BRIAN M LONG
 COMMONWEALTH OF VIRGINIA
 LICENSED LAND SURVEYOR NO.: 2372



f:\2021\417 libbie avenue m2\03502.cad drawings\sheet files\m2\035 C1.00 Existing Conditions.dwg 11/5/2021 10:16 AM Chairley Stearns

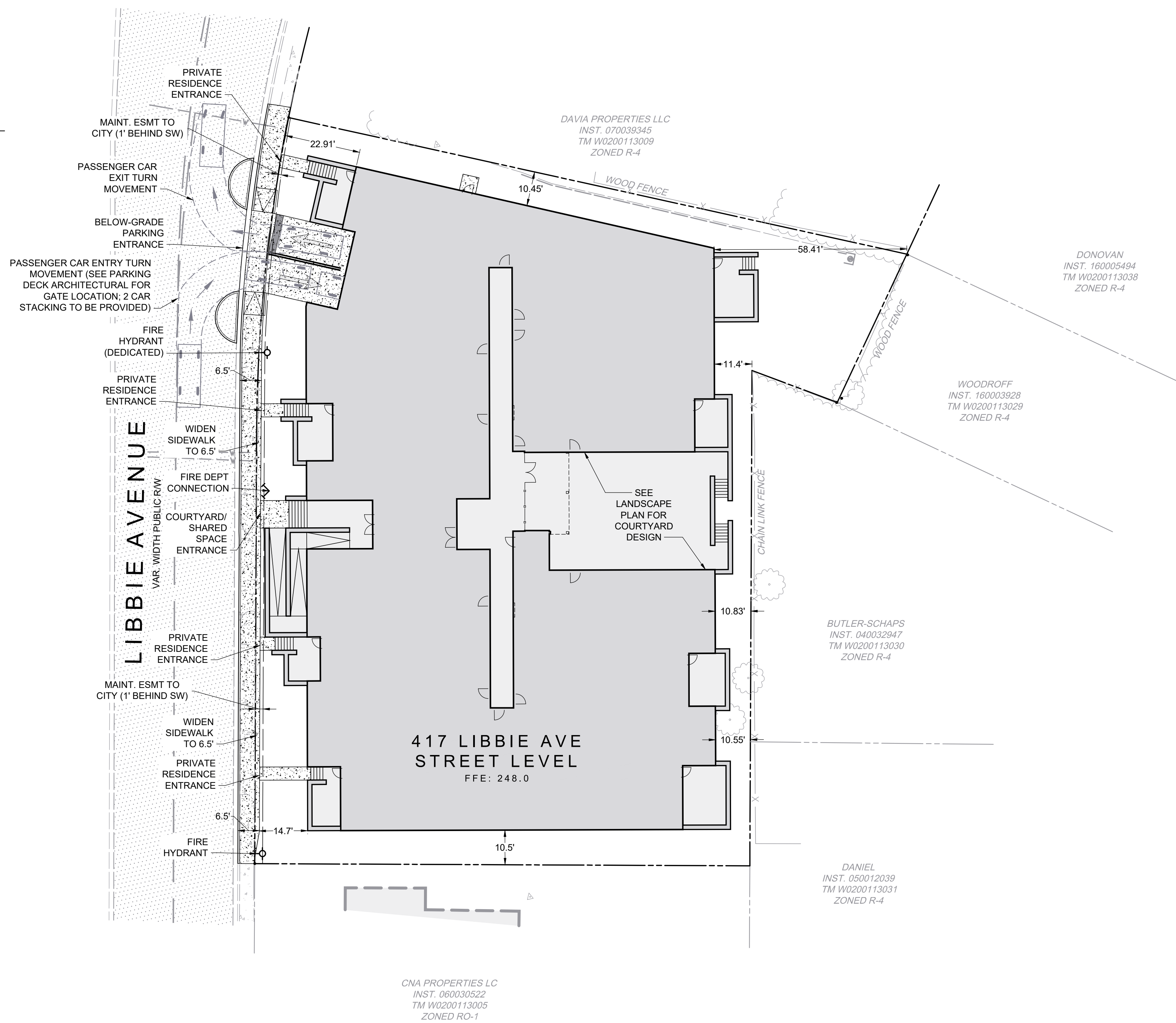
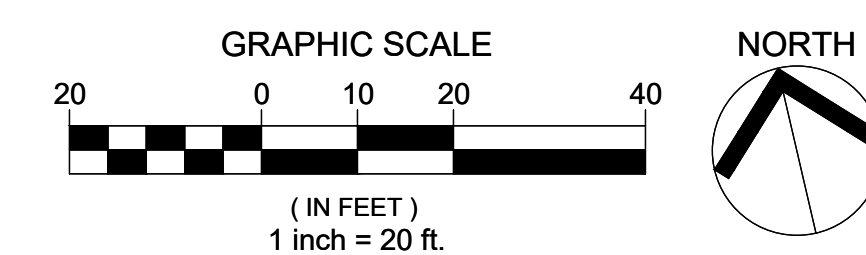


SITE NOTES:

1. CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 811 AND HAVE ALL UNDERGROUND UTILITIES MARKED PRIOR TO ANY LAND DISTURBANCE OPERATIONS. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL PRIVATE UNDERGROUND UTILITIES MARKED PRIOR TO ANY DEMOLITION OR LAND DISTURBANCE OPERATIONS.
2. SEE CITY OF RICHMOND UTILITY NOTES ON C.000 FOR MORE INFORMATION.
3. ALL ASPHALT TO BE SAWCUT AND REPLACED TO CITY STANDARD
4. SAW-CUTS IN LIBBIE AVE TO BE PAVED TO MATCH EXISTING ASPHALT SECTION.

DEMOLITION NOTES

1. DEMOLITION CANNOT COMMENCE UNTIL ALL PRELIMINARY E&S MEASURES ARE IN PLACE, INCLUDING TREE PROTECTION, AND APPROVED BY THE ENVIRONMENTAL INSPECTOR.
2. DISPOSE OF ALL REMOVED MATERIAL OFF SITE IN AN APPROVED/PERMITTED MANNER UNLESS OTHERWISE SPECIFIED. SECURELY STORE AND PROTECT FROM DAMAGE ANY ITEMS TO BE REINSTALLED OR RETURNED TO OWNER.
3. INFORM OWNER, ARCHITECT AND ENGINEER OF ANY UTILITIES FOUND UNEXPECTEDLY PRIOR TO ACTION. WITHIN PROJECT LIMITS, ANY 'FOUND' ABANDONED LINES AND LINES TO BE DEMOLISHED AS PART OF THIS PROJECT SHALL BE REMOVED RATHER THAN ABANDONED IN PLACE
4. SAWCUT ALL HARDSCAPE SURFACES TO BE REMOVED AT THE EDGES OF AREA TO BE REMOVED. SAWCUT CONCRETE AT/TO NEAREST JOINT. SAWCUTS SHALL BE STRAIGHT, SQUARE AND TRUE.
5. WHERE ASPHALT IS TO BE REPLACED AND/OR WHERE PROPOSED ASPHALT ABUTS TO EXISTING ASPHALT, STEP SAWCUT FROM LAYER TO LAYER TO ALLOW FOR A STAGGERED SEAM.
6. CONDUCT DEMOLITION OPERATION IN A MANNER THAT WILL PREVENT DAMAGE TO ADJACENT STRUCTURES, UTILITIES, PAVEMENTS, AND OTHER FACILITIES TO REMAIN. REPAIR ANY DAMAGE TO IMPROVEMENTS TO REMAIN CAUSED BY CONSTRUCTION OPERATIONS AT NO EXPENSE TO THE OWNER.
7. PHASE SIDEWALK DEMOLITION TO ALLOW FOR CONTINUOUS PEDESTRIAN CIRCULATION AROUND/PAST THE SITE AT ALL TIMES. INSTALL PEDESTRIAN SIGNS AT NEAREST CROSSWALK TO DIVERT FOOT TRAFFIC.
8. COORDINATE ANY REQUIRED UTILITY OUTAGES WITH THE OWNER AND UTILITY PROVIDER. COORDINATE ANY TRAFFIC DISRUPTIONS WITH THE OWNER AND AUTHORITY HAVING JURISDICTION.
9. MAINTAIN MINIMUM REQUIRED COVER OVER EXISTING UTILITIES AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.
10. REFER TO ARCHITECTURAL PLANS FOR BUILDING DEMOLITION AND CONSTRUCTION.



AVERAGE DAILY TRAFFIC COUNT:

PER 10TH EDITION ITE TRIP GENERATION MANUAL, VOLUME 2: RESIDENTIAL (LAND USES 200-299, SEE PLATE BELOW). HIGHEST USE RATE IS WEEKDAY, 50% ENTRY/EXIT.
8 UNITS x 5.44 TRIPS/UNIT-DAY = 44 TRIPS

Multifamily Housing (Mid-Rise)
 (221)

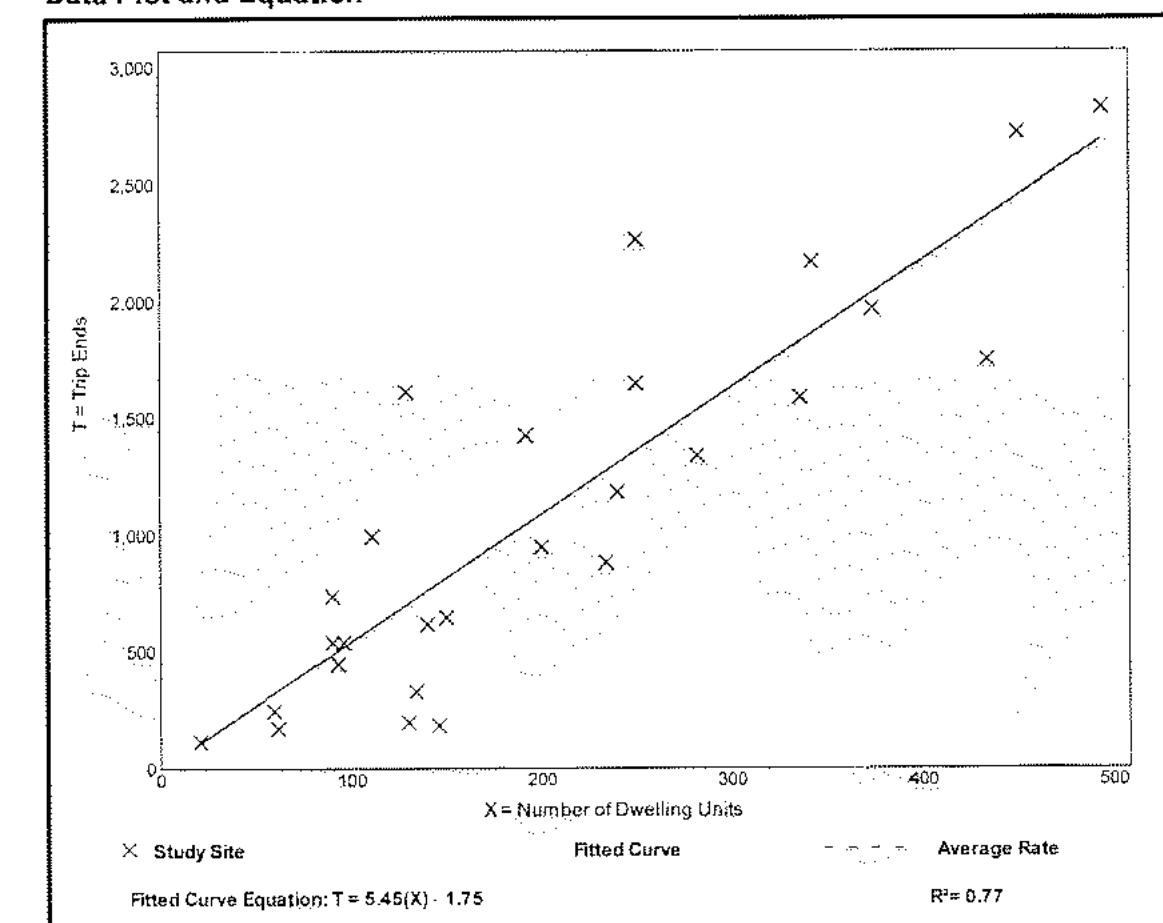
Vehicle Trip Ends vs: Dwelling Units
 On a: Weekday

Setting/Location: General Urban/Suburban
 Number of Studies: 27
 Avg. Num. of Dwelling Units: 205
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

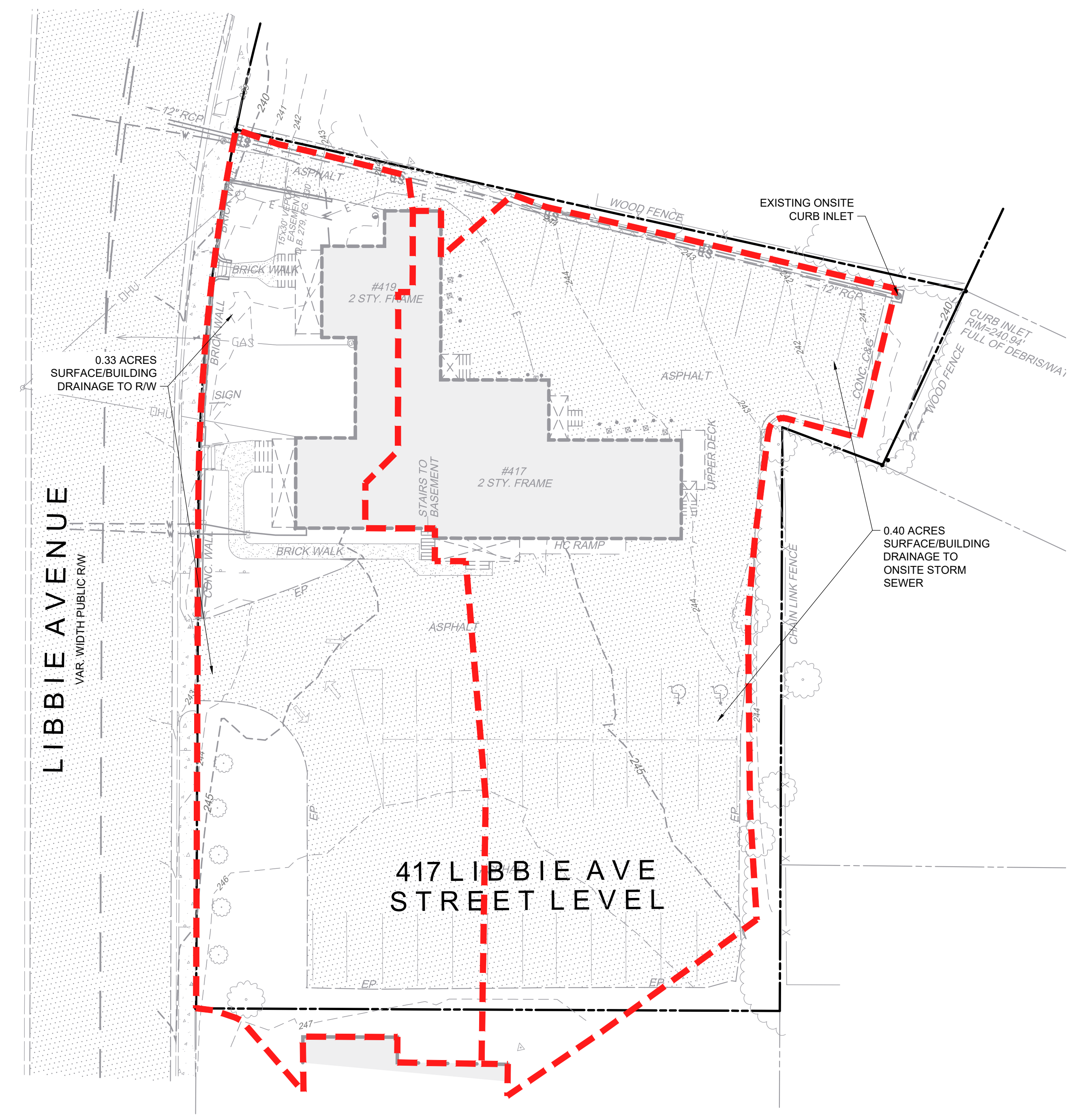
Data Plot and Equation



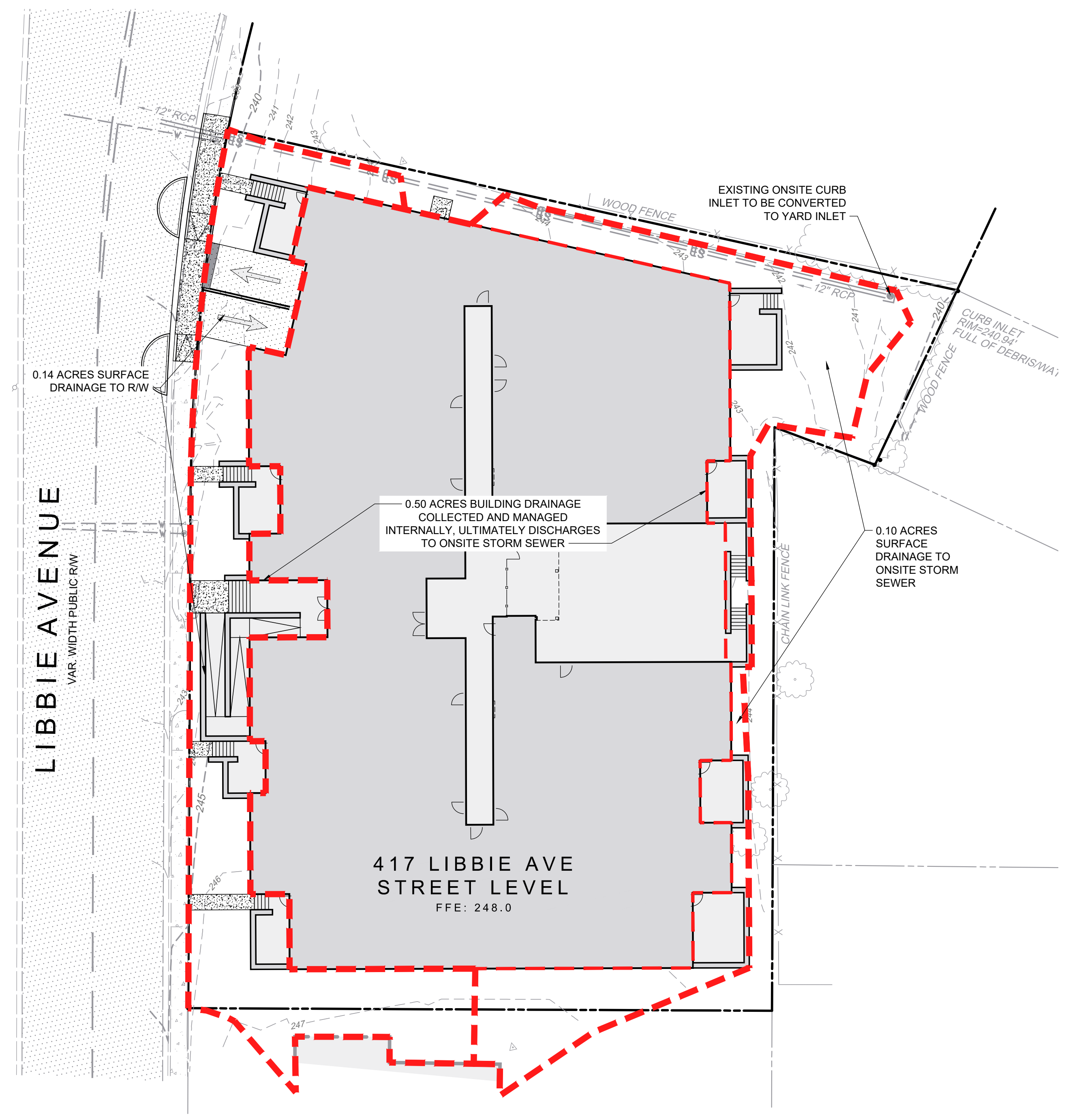
f:\2021\417 libbie avenue m2\035002 cad drawings\sheet files\C3.00 SITE PLAN.dwg 1/6/2022 12:49 PM Charley Sessions

NOT FOR CONSTRUCTION

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PRE-DEVELOPMENT



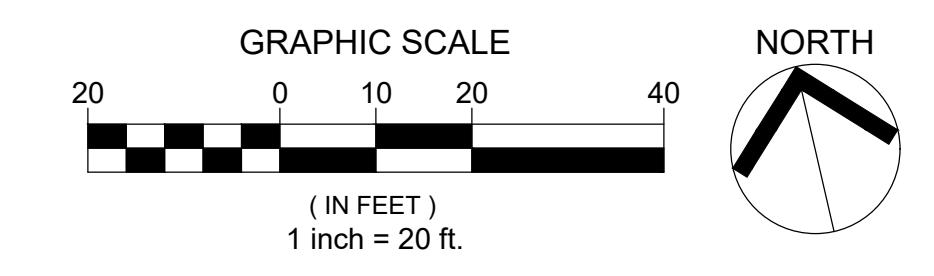
POST-DEVELOPMENT

NOTES:

1. SURFACE DISCHARGE INTO LIBBIE AVENUE DECREASES FROM 0.33 AC TO 0.14 AC POST CONSTRUCTION.
2. SURFACE DISCHARGE INTO EXISTING ONSITE STORM INLET DECREASES FROM 0.40 AC TO 0.10 AC POST CONSTRUCTION, DECREASING LIKELIHOOD OF WATER BACKING UP AT INLET.
3. DRAINAGE THAT FALLS ON THE BUILDING FOOTPRINT WILL BE COLLECTED INTERNALLY AND TIED TO ONSITE STORM SEWER BELOW GRADE.
 - 3.1. THIS DRAINAGE WILL BE STORED/MANAGED SO THAT POST CONSTRUCTION RUNOFF TO THE EXISTING STORM SEWER IS DECREASED FROM THE PRE-DEVELOPMENT CONDITION.
4. THERE WILL BE NO INCREASE IN RUNOFF FROM THE SITE DUE TO THIS PROJECT

DRAINAGE AREA MAP LEGEND

- - - - - DRAINAGE AREA
- - - - - SUB-DRAINAGE AREA



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**NOT FOR
 CONSTRUCTION**

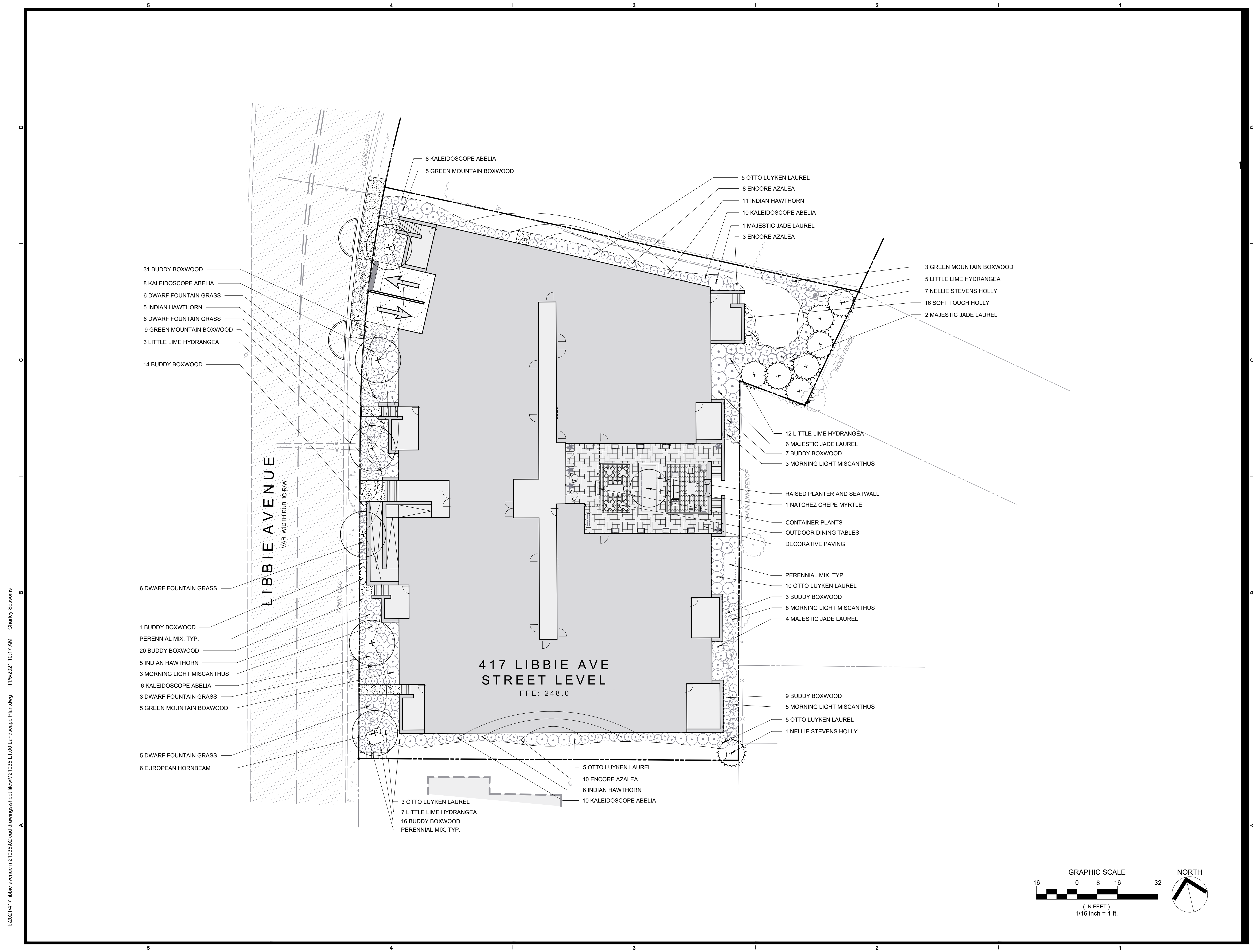
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ISSUE
08/13/2021
**APPLICATION FOR
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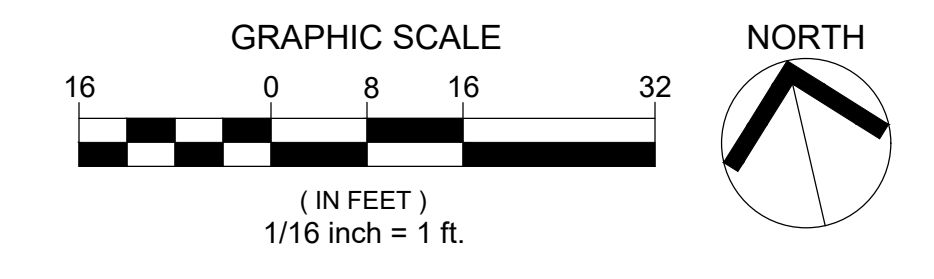
1 11/05/21 SUP COMMENTS

DRAWING TITLE
LANDSCAPE PLAN

DRAWING NO.
L1.00



- 31 BUDDY BOXWOOD
- 8 KALEIDOSCOPE ABELIA
- 6 DWARF FOUNTAIN GRASS
- 5 INDIAN HAWTHORN
- 6 DWARF FOUNTAIN GRASS
- 9 GREEN MOUNTAIN BOXWOOD
- 3 LITTLE LIME HYDRANGEA
- 14 BUDDY BOXWOOD
- 6 DWARF FOUNTAIN GRASS
- 1 BUDDY BOXWOOD
- PERENNIAL MIX, TYP.
- 20 BUDDY BOXWOOD
- 5 INDIAN HAWTHORN
- 3 MORNING LIGHT MISCANTHUS
- 6 KALEIDOSCOPE ABELIA
- 3 DWARF FOUNTAIN GRASS
- 5 GREEN MOUNTAIN BOXWOOD
- 5 DWARF FOUNTAIN GRASS
- 6 EUROPEAN HORNBEAM
- 3 OTTO LUYKEN LAUREL
- 7 LITTLE LIME HYDRANGEA
- 16 BUDDY BOXWOOD
- PERENNIAL MIX, TYP.
- 8 KALEIDOSCOPE ABELIA
- 5 GREEN MOUNTAIN BOXWOOD
- 5 OTTO LUYKEN LAUREL
- 8 ENCORE AZALEA
- 11 INDIAN HAWTHORN
- 10 KALEIDOSCOPE ABELIA
- 1 MAJESTIC JADE LAUREL
- 3 ENCORE AZALEA
- 5 OTTO LUYKEN LAUREL
- 8 ENCORE AZALEA
- 11 INDIAN HAWTHORN
- 10 KALEIDOSCOPE ABELIA
- 1 MAJESTIC JADE LAUREL
- 3 ENCORE AZALEA
- 3 GREEN MOUNTAIN BOXWOOD
- 5 LITTLE LIME HYDRANGEA
- 7 NELLIE STEVENS HOLLY
- 16 SOFT TOUCH HOLLY
- 2 MAJESTIC JADE LAUREL
- 12 LITTLE LIME HYDRANGEA
- 6 MAJESTIC JADE LAUREL
- 7 BUDDY BOXWOOD
- 3 MORNING LIGHT MISCANTHUS
- 1 NATCHEZ CREPE MYRTLE
- 10 OTTO LUYKEN LAUREL
- 3 BUDDY BOXWOOD
- 8 MORNING LIGHT MISCANTHUS
- 4 MAJESTIC JADE LAUREL
- 9 BUDDY BOXWOOD
- 5 MORNING LIGHT MISCANTHUS
- 5 OTTO LUYKEN LAUREL
- 1 NELLIE STEVENS HOLLY
- 5 OTTO LUYKEN LAUREL
- 10 ENCORE AZALEA
- 6 INDIAN HAWTHORN
- 10 KALEIDOSCOPE ABELIA



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